



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**Tentative Notice of Action**

*Promoting the wise use of land  
Helping build great communities*

MEETING DATE July 21, 2006 EFFECTIVE DATE August 4, 2006	CONTACT/PHONE Stephanie Fuhs (805) 781-5721	APPLICANT Steve Cegelski	FILE NO. DRC2005-00207
<b>SUBJECT</b> Hearing to consider a request by Steve Cegelski for a Minor Use Permit to allow construction of a 590 square foot guesthouse with attached 476 square foot garage. The Minor Use Permit is required by the conditions for Tract 1484. The proposed project is within the Residential Suburban land use category and is located at 1550 Apple Orchard Lane, approximately three miles east of the community of Avila Beach. The site is in the San Luis Bay (Inland) planning area.			
<b>RECOMMENDED ACTION</b> Approve Minor Use Permit DRC2005-00207 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
<b>ENVIRONMENTAL DETERMINATION</b> A Class Three Categorical Exemption was issued on June 17, 2006.			
LAND USE CATEGORY Residential Suburban	COMBINING DESIGNATION Geologic Study, Historical Site	ASSESSOR PARCEL NUMBER 076,521,050	SUPERVISOR DISTRICT(S) 3
<b>PLANNING AREA STANDARDS:</b> None applicable <i>Does the project meet applicable Planning Area Standards: Not applicable</i>			
<b>LAND USE ORDINANCE STANDARDS:</b> None applicable <i>Does the project conform to the Land Use Ordinance Standards: Not applicable</i>			
<b>FINAL ACTION</b> This tentative decision will become final action on the project, effective on the 15 <sup>th</sup> day following the administrative hearing, or on August 4, 2006, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
<b>EXISTING USES:</b> Single family residence			
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> <i>North: Residential Suburban/Residences      East: Residential Suburban/Residences</i> <i>South: Recreation/San Luis Creek      West: Residential Suburban/Residences</i>			
<b>OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:</b> The project was referred to: Avila Valley Advisory Council, Public Works, CDF, Cal Trans, Regional Water Quality Control Board			
<b>TOPOGRAPHY:</b> Mostly level		<b>VEGETATION:</b> Grasses, Ornamentals	
<b>PROPOSED SERVICES:</b> Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: CDF		<b>ACCEPTANCE DATE:</b> May 26, 2006	
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

## DISCUSSION

### PROJECT HISTORY

This project is for construction of a 590 square foot guesthouse with attached 476 square foot garage on Lot 11 of Tract 1484. Conditions of approval for Tract 1484 include a requirement for a Minor Use Permit prior to issuance of construction permits for future development. Other applicable conditions from the subdivision include: height restrictions, building envelopes, a restriction on the visibility of retaining walls, architectural design guidelines and muted colors.

### STAFF COMMENTS:

As proposed, the proposed guesthouse is 21 feet in height which complies with the 24 foot height limit imposed by tract conditions. The guesthouse is shown within the building envelope for Lot 11 which also complies with subdivision conditions. Because the proposed guesthouse will be located behind the existing residence facing San Luis Bay Drive, should any retaining walls be necessary, they will not be visible from the public road. Architectural guidelines for the use of soft textures and low horizontal lines have been included into the design of the proposed structure. No colorboard was received with the application, however, staff is assuming that the guesthouse will be the same color or darker than the existing residence. The project has been conditioned to provide a colorboard prior to issuance of construction permits.

### COMBINING DESIGNATIONS:

*Geologic Study Area:* Conditions for Tract 1484 require utilization of the Geologic Hazard Report prepared by Pacific Geoscience dated May 31, 1990. A condition has been added accordingly.

*Historical Site:* The historical site is actually located on Lot 13 of Tract 1484 as shown on the Land Use Element map (attached).

**COMMUNITY ADVISORY GROUP COMMENTS:** A phone call was received on June 20, 2006 from the advisory group stating that there were no comments.

### AGENCY REVIEW:

Public Works - No conditions requested

CDF – See attached fire safety plan

Cal Trans – No comments received

Regional Water Quality Control Board – Construction stormwater permit needed

### LEGAL LOT STATUS:

The one lot was legally created by a recorded map (Lot 11 of Tract 1484) at a time when that was a legal method of creating lots.

Staff report prepared by Stephanie Fuhs  
and reviewed by Kami Griffin, Supervising Planner

## EXHIBIT A - FINDINGS

### *CEQA Exemption*

- A. The project qualifies for a Categorical Exemption (Class Three) pursuant to CEQA Guidelines Section 15303 because the project is for a 590 square foot guesthouse which is a small structure within a residential land use category.

### *Minor Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the guesthouse does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the guesthouse is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Apple Orchard Lane, a local road constructed to a level able to handle any additional traffic associated with the project.

**EXHIBIT B - CONDITIONS OF APPROVAL**  
**Minor Use Permit DRC2005-00207 (Cegelski)**

**Approved Development**

1. This approval authorizes
  - a. construction of a 590 square foot guesthouse with attached 476 square foot garage.
  - b. maximum height is 24 feet from average natural grade.

**Conditions required to be completed at the time of application for construction permits**

***Site Development***

2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
3. **At the time of application for construction permits**, the applicant shall submit a colorboard for the proposed guesthouse showing muted colors per tract conditions of approval.
4. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

***Fire Safety***

5. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated May 31, 2006.

***Services***

6. **At the time of application for construction permits**, the applicant shall provide a letter from San Miguelito Water District stating they are willing and able to service the property.

***Geology***

7. **At the time of application for construction permits**, the applicant shall demonstrate that the recommendations from the Geologic Hazard Report prepared by Pacific Geoscience dated May 31, 1990 have been included in the project design.

**Conditions to be completed prior to issuance of a construction permit**

***Stormwater***

8. **Prior to issuance of a construction permit**, the applicant shall obtain a construction stormwater permit from the Regional Water Quality Control Board.

**Fees**

9. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

**Conditions to be completed prior to occupancy or final building inspection /establishment of the use**

10. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection. If bonded for, landscaping shall be installed within 60 days after final building. All landscaping shall be maintained in a viable condition in perpetuity.
11. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
12. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

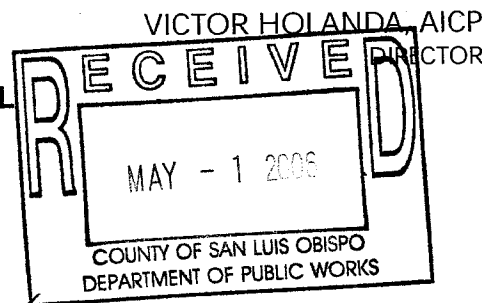
**On-going conditions of approval (valid for the life of the project)**

13. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
14. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL



DATE: 4/28/06

From: [Redacted]

To: PW

FROM: ☒ - South County Team ☐ - North County Team

☒ - Coastal Team(?)

Although outside LCP

PROJECT DESCRIPTION: File Number: DRC 2005-00207 Applicant: Cegelski  
MUP -> For 590 sq ft. guesthouse, required by tract  
1484. Site located off Apple Orchard Ln., SLO on  
1.60 acres. APN: 070-521-050.  
Return this letter with your comments attached no later than: 5/12/06

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES  
☒ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

recommend approval. Page 8, Items 2 & 3 -  
San Luis Creek?

5-23-06  
Date

Tim Tomlinson  
Name

5271  
Phone



# CDF/San Luis Obispo County Fire RESIDENTIAL FIRE SAFETY PLAN

Date: **May 31, 2006**

**RECEIVED**  
**JUN 02 2006**  
**Planning & Bldg**

Project Number(s): <b>DRC2005-00492 00207</b>	Name: <b>Steve &amp; Margaret Cegelski</b> <b>1550 Apple Orchard Lane</b> <b>San Luis Obispo, CA 93405</b>
Project Location: <b>1550 Apple Orchard Lane</b>	City: <b>San Luis Obispo</b>
Mailing Address: <b>Coastal Team</b> <b>Planning &amp; Building Department</b> <b>County Government Center</b>	City/State/Zip: <b>San Luis Obispo, CA 93408</b>
Phone Number(s): <b>(805) 748-6573</b> <b>595-2525</b>	Cross Street: <b>San Luis Bay Drive</b>
<b>Notes: 590 square foot guest home and garage</b>	

The following **checked** items are required to be completed prior to final inspection of this project. When you have completed each item checked, initial and date that they are completed. When all items checked are completed please call for a fire department final inspection, **(805) 543-4244, extension #2220**. Inspections will be completed on the following Tuesday for South County areas and Thursday for North County areas. Please have your County issued permit card on site and visible.

This project is located approximately **5 to 10** minutes from the closest CDF/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area for wildland fires. It is designated as a **High** Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

<b>The following standards are required:</b>	<b>Owner-Agent Initials</b>
<input checked="" type="checkbox"/> 30-foot building setback from property line required <b>**Note: All setbacks are subject to County Planning Department approval.</b>	
<input type="checkbox"/> A residential fire sprinkler system is required (NFPA 13D)	
<input type="checkbox"/> A water storage tank is required that gravity feeds a residential fire connection	
<input type="checkbox"/> gallons of water storage required	
<input type="checkbox"/> Automatic Fill, Sight Gauge & Venting System required	
<input type="checkbox"/> Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe	
<input type="checkbox"/> System gravity drain required	
<input type="checkbox"/> Fire connection shall be located on the approach to the structure(s)	
<input type="checkbox"/> Fire connection must be located not less than 50 feet & no more than 150 feet from the structure	
<input type="checkbox"/> Fire connection must be located within 8-feet of the driveway & 24 inches above grade	
<input type="checkbox"/> Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with cap. The outlet must face toward the driveway at a 90° angle.	
<input type="checkbox"/> If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection	
<input type="checkbox"/> Blue dot reflector must be located near fire connection	
<input checked="" type="checkbox"/> A fire hydrant is required that can deliver <b>1000</b> gallons per minute for 2 hours.	
<input checked="" type="checkbox"/> Must submit a completed CDF Community Water System Verification Form	
<input checked="" type="checkbox"/> Two 2 1/2" outlets and one 4" outlet with National Standard threads	
<input checked="" type="checkbox"/> Within 8 feet of the roadway	
<input checked="" type="checkbox"/> Place a blue dot reflector on roadway, just off center, on the side of the hydrant	
<input checked="" type="checkbox"/> Hydrant must be located within <b>250</b> feet of the residence.	
<input checked="" type="checkbox"/> 18- foot access road required	
<input checked="" type="checkbox"/> All weather surface capable of supporting 20 tons	
<input checked="" type="checkbox"/> 10 foot fuel modification required on both sides of road	
<input checked="" type="checkbox"/> Must provide an unobstructed vertical clearance of not less than 13'6"	
<input checked="" type="checkbox"/> Where road exceeds a 12% grade, it must be a nonskid surface	

<input checked="" type="checkbox"/> If road exceeds a 16% grade, it must be certified by an engineer	
<input checked="" type="checkbox"/> Road must be named using the County standard signage	
<input checked="" type="checkbox"/> Driveway must be <b>16 feet</b> wide	
<input checked="" type="checkbox"/> All weather surface capable of supporting 20 tons	
<input checked="" type="checkbox"/> Where driveway exceeds a 12% grade, it must be a nonskid surface	
<input checked="" type="checkbox"/> If driveway exceeds a 16% grade, it must be certified by an engineer	
<input checked="" type="checkbox"/> 10 foot fuel modification required on both sides of the driveway	
<input checked="" type="checkbox"/> Must provide an unobstructed vertical clearance of not less than 13'6"	
<input checked="" type="checkbox"/> Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of the residence/structure	
<input checked="" type="checkbox"/> Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (exception: 16' wide driveways)	
<input type="checkbox"/> Bridge is required to support a fire engine load weight of 20 tons	
<input type="checkbox"/> Bridge must have a sign indicating load & vertical clearance limits at entrances	
<input type="checkbox"/> One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility	
<input type="checkbox"/> Gate entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway	
<input type="checkbox"/> Center line of lane turning radius must be at least 25 feet	
<input type="checkbox"/> Provide Fire Department emergency access (approved keys or switches may be used)	
<input type="checkbox"/> <b>100 feet</b> of vegetation clearance is required for defensible space	
<input checked="" type="checkbox"/> Maintain a fire clearance of 30 feet around all buildings & structures	
<input type="checkbox"/> Within the area of 30'-100' from structures, additional fire reduction measures shall be required.	
<input checked="" type="checkbox"/> Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof. Leaves, needles, or dead growth shall be removed from the roof	
<input checked="" type="checkbox"/> A <b>Class B</b> non-combustible roof is required, including the following checked items:	
<input checked="" type="checkbox"/> Where roof allows a space between roof covering & roof decking, spaces must prevent flames & embers and be fire-stopped with approved materials or have 1 layer of No. 72 ASTM cap sheet installed over the combustible decking	
<input checked="" type="checkbox"/> Valley flashings shall not be less than 0.016-inch (0.41 mm) (No. 28 galvanized sheet gage) corrosion –resistant metal installed over a minimum 36" wide underlayment of 1 layer of No. 72 ASTM cap sheet running the full length of valley	
<input checked="" type="checkbox"/> Roof attics and vents shall resist intrusion of flame & ember into attic area or shall be protected by corrosion resistant, non-combustible wire mesh with ¼ inch openings	
<input checked="" type="checkbox"/> Vents shall not be installed in eaves or cornices, unless designated to prevent intrusion of flame & burning embers into the attic area of the structure.	
<input checked="" type="checkbox"/> Roof gutters shall provide the means to prevent accumulation of leaves & debris	
<input type="checkbox"/> Fire-resistive (non-combustible) siding is required	
<input type="checkbox"/> Boxed-in eaves are required	
<input checked="" type="checkbox"/> Highly visible permanent address numbers shall be placed at the driveway entrance. (minimum 4" letter/number height, 3/8 inch stroke)	
<input checked="" type="checkbox"/> Highly visible address numbers shall be placed on the residence(s). (minimum 4" letter/number height, 3/8 inch stroke).	
<input type="checkbox"/> Each dwelling unit requires a separate address. Contact Leonard Mansell at SLO County Planning Dept for more information at (805) 781-5199.	
<input checked="" type="checkbox"/> Smoke detectors are required in all sleeping areas & in hallways leading to sleeping areas	
<b>Other Requirements:</b>	

When all of the fire safety requirements have been completed, please call the Fire Prevention Bureau at (805) 543-4244, extension #2220 to arrange for your final inspection.

**Chad Zrelak**  
**Fire Captain**



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# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

**THIS IS A NEW PROJECT REFERRAL**

STATE OF CALIFORNIA  
CENTRAL COAST WATER BOARD  
Victor Holanda, AICP  
DIRECTOR

895 Aerovista Place, Ste.  
San Luis Obispo, CA 93401

MAY - 2 2006

DATE: 4/28/06

TO: RWQCB

FROM: ☒ - South County Team

☐ - North County Team

☒ - Coastal Team(?)  
Although outside LCP

PROJECT DESCRIPTION: File Number: DRC 2005-00207 Applicant: Cegelski  
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Return this letter with your comments attached no later than: 5/12/06

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(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

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(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

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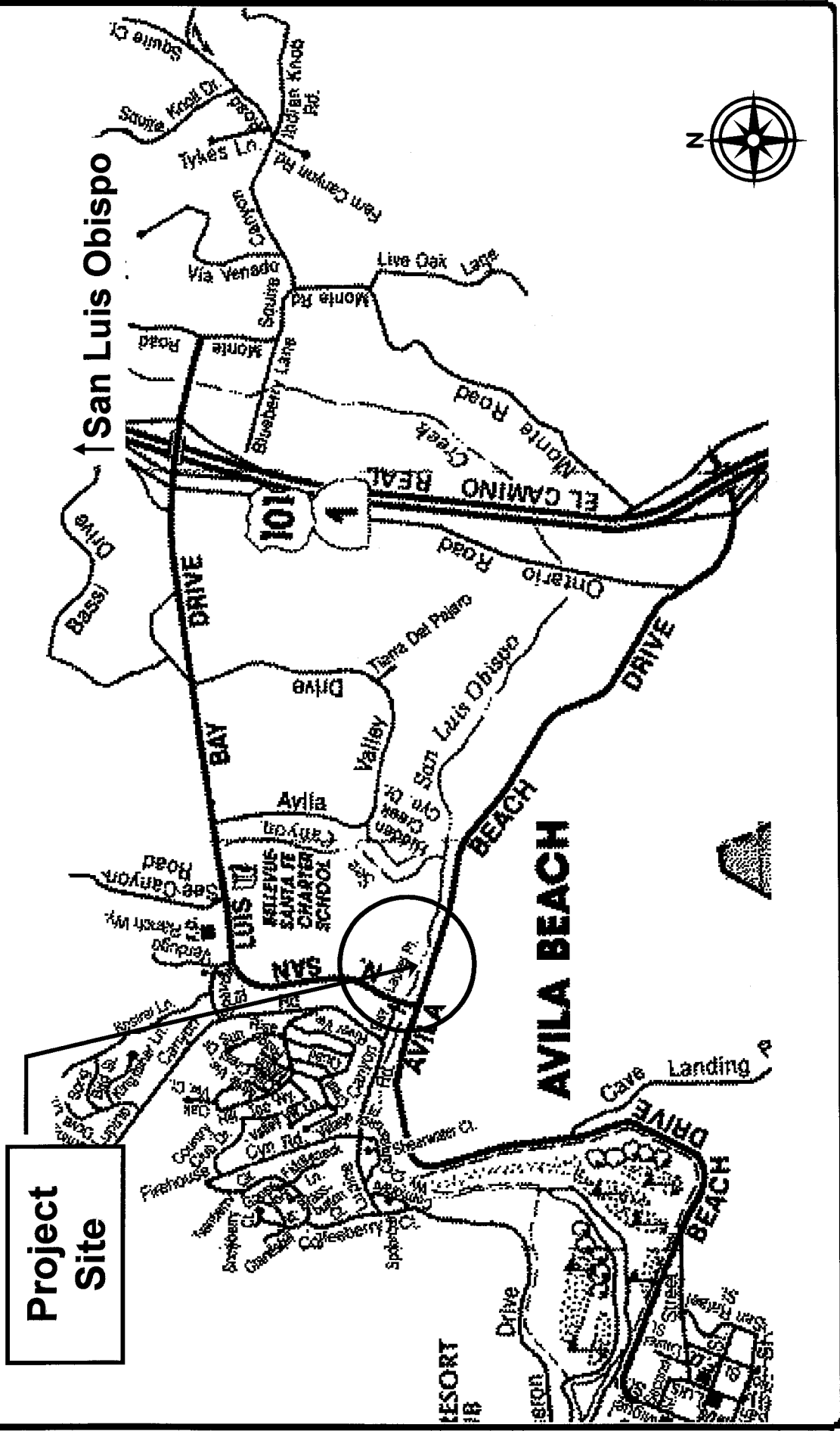
IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

NO WATER QUANTITY ISSUES, EXCEPT CONSTRUCTION  
STORMWATER PERMIT NEEDED.

5.11.06  
Date

Allison Milutonen  
Name

549.3882  
Phone



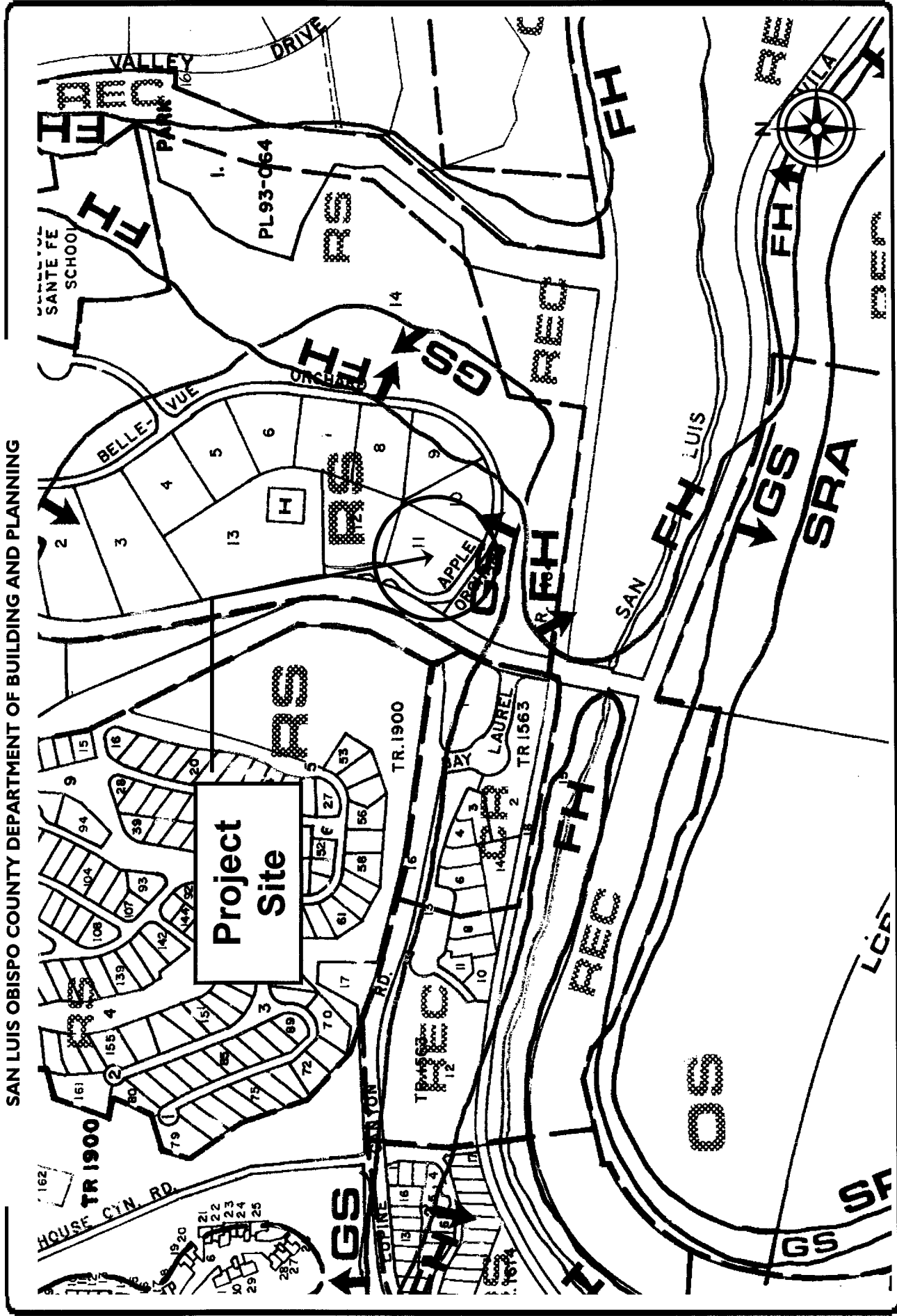
**Project Site**

**EXHIBIT** San Luis Obispo Vicinity

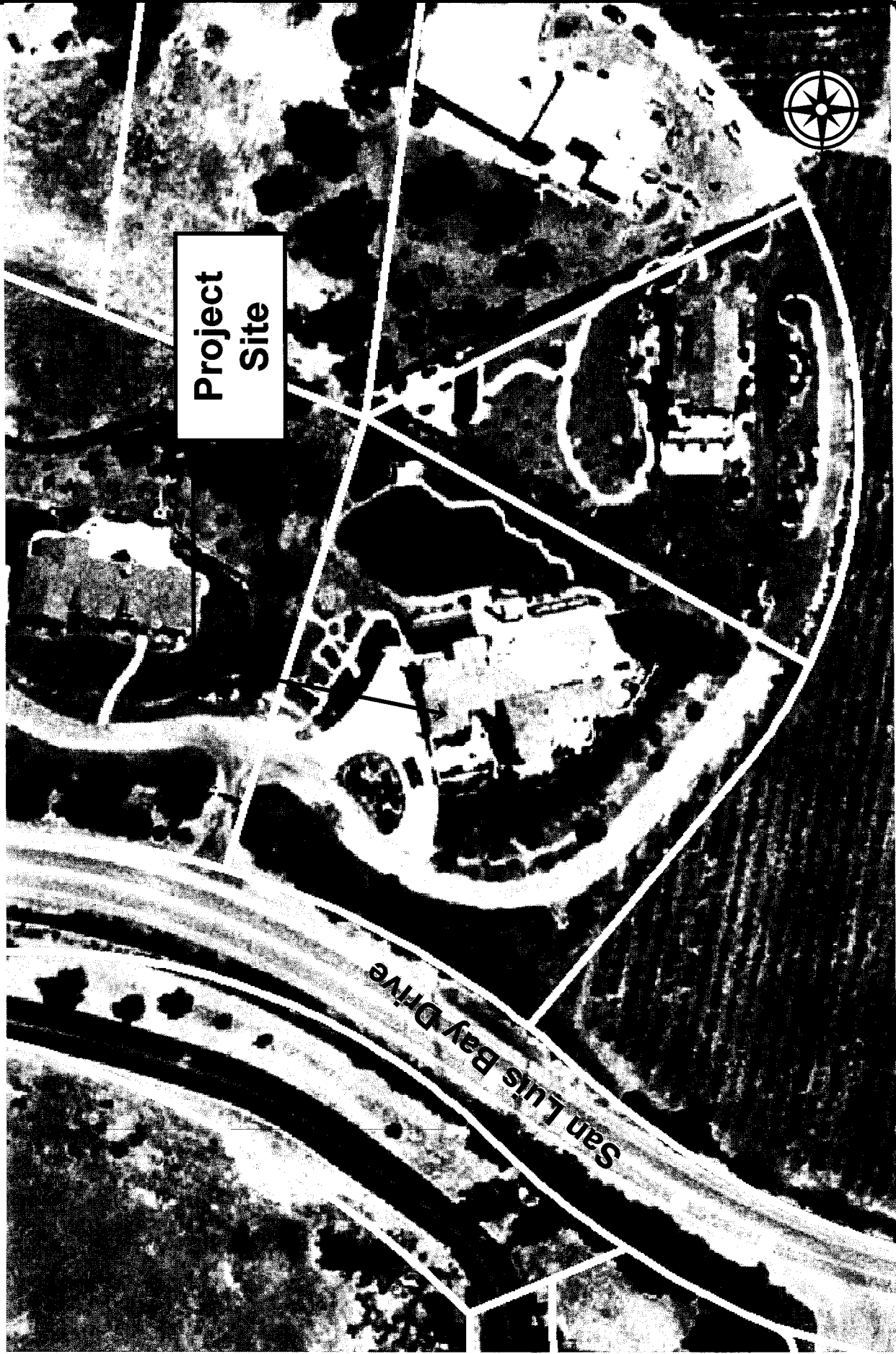


**PROJECT** Minor Use Permit  
Cegelski DRC2005-00207

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



<p><b>PROJECT</b></p> <p>Minor Use Permit Cegelski DRC2005-00207</p>	<p><b>EXHIBIT</b></p> <p>Land Use Category</p>	
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PROJECT

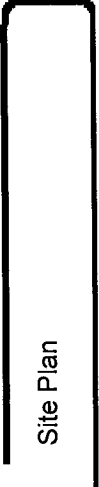
Minor Use Permit  
Cegelski DRC2005-00207

EXHIBIT

Aerial Photo

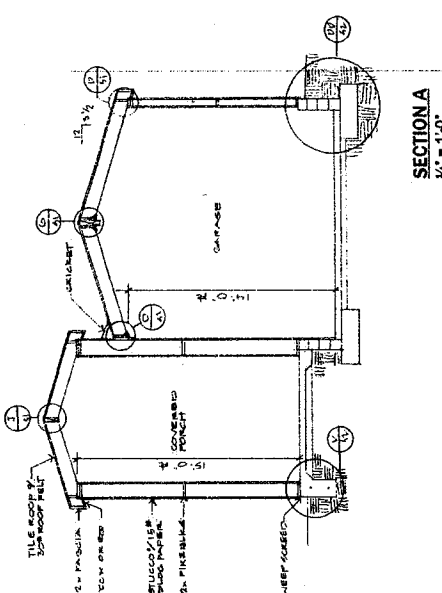
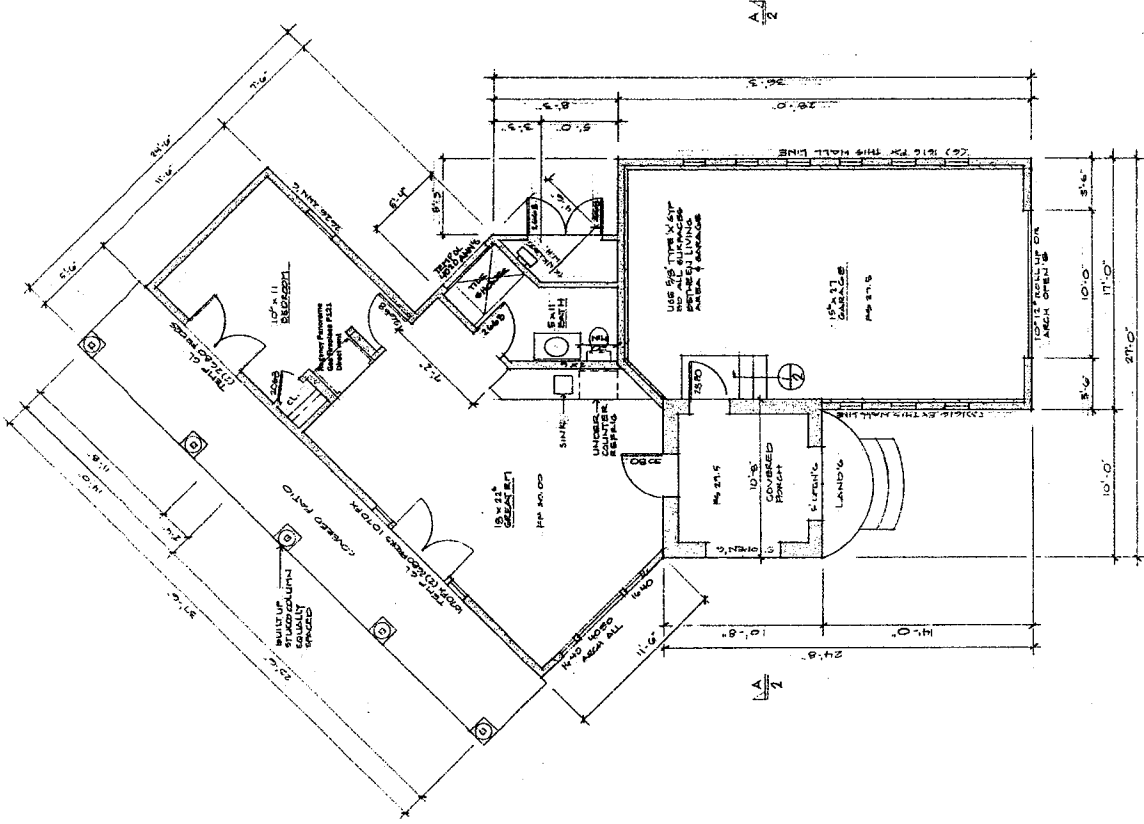


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Minor Use Permit  
Cegelski DRC2005-00207



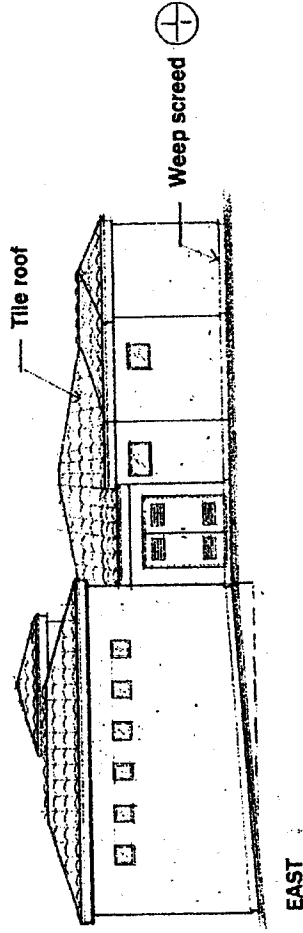
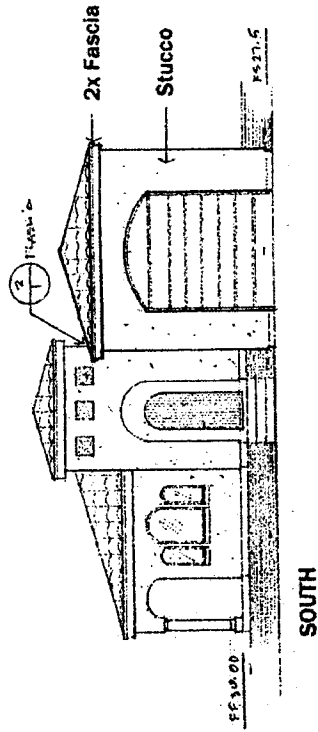
PROJECT

EXHIBIT

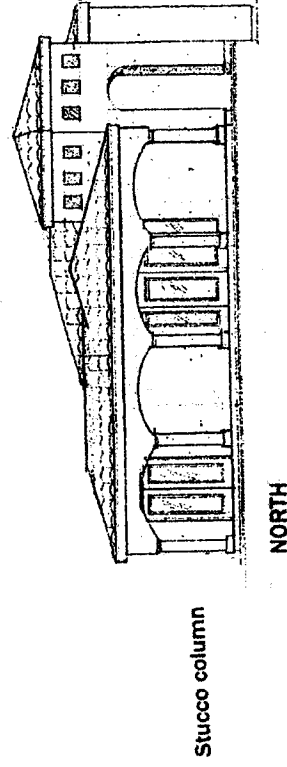
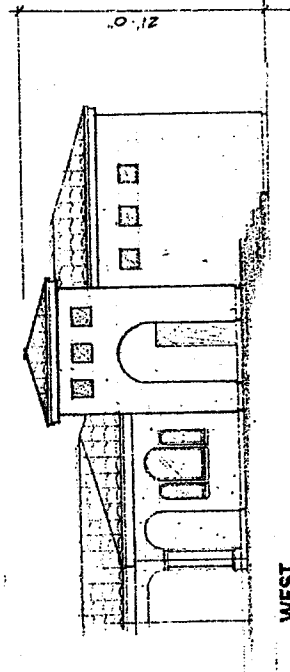


Minor Use Permit  
Cegelski DRC2005-00207

Section & Floor Plan



No attic ventilation required-all vaulted areas



PROJECT

Minor Use Permit  
Cegelski DRC2005-00207



EXHIBIT

Elevations

